

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Wyatt Anderson

PLATTING ASSISTANT  
Connor Herren

**ABBREVIATED PLAT AGENDA**  
ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING**

**8:30 A.M.**

**February 12, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

**1. INTRODUCTION**

A. Introduction of Staff

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **SHERWOOD FOREST:** The request is to create three lots from Tax Parcel B5, to be known as **SHERWOOD FOREST**, containing 5.0 acres +/- . The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Thomas & Marissa Van Thiel, Staff: Matthew Goddard, Case #2025-008)*
- B. **RABBIT HOLLOW:** The request is to create three lots from Block 7, Lot 12 of Tract B, Wilderness East Subdivision, Plat No. 73-16, to be known as **RABBIT HOLLOW**, containing 3.97 acres +/-, (Tax ID 6413B07L012). The plat is located directly south of S. Lower Road, north of E. Lonesome Drive, and West of E Upper Mesa Drive; located within the SE ¼ Section 09, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: David & Sherry Robinson, Staff: Wyatt Anderson, Case #2025-009)*

- C. **MADELYN ESTATES:** The request is to create 4 lots from Block 3, Tract B, Southland Subdivision, Plat No. 84-185, to be known as **MADELYN ESTATES**, containing 5.60 acres +/-, (Tax ID 2831000T00B). The plat is located directly North of S. Lark Circle, South of W. Shearwater Street, and East of S Hallie Drive; located within the NE ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Hong Nguyen, Staff: Wyatt Anderson, Case #2025-010*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 12, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015